



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 1, 2016

TO: Laura Shell, Chair
Doug Smith, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Rudy Silvas *RS*
Land Development Coordinating Center Section

Project No. R2008-00115, R2008-00116, R2008-00257, R2008-00258-(3)
- Conditional Use Permit No. 200800012, 200800013, 201000024, 201000025;
- Variance No. 200800003, 200800004, 200800007, 200800008;
- Oak Tree Permit No. 201000006;
- RPC Meeting: September 7, 2016
- Agenda Item: No. 9

On September 1, 2016, the applicants' agent for the above mentioned projects with all related applications, has requested on behalf of his clients via the attached email the withdraw of the appeal of the Hearing Officer's action on April 5, 2016, which denied all projects and applications due to inactivity. The agent has specified that his clients will put the subject properties up for sale.

Also attached are copies of emails and letters from community members and the Topanga Association for a Scenic Community (TASC) recommending support for the Hearing Officer's decision and to deny the appeal. Of note, Item No. 7 of the final Findings for Denial, for Existing Land Uses on Surrounding Properties, has been cited by the TASC for correction as to the number of residences north and east of the project sites. Staff concurs that only one residence exists north and east of the project sites along the ridgeline, constructed prior to the County's adoption of the Santa Monica Mountains North Area Community Standards District Ordinance in August 2002.

Should you have any questions, please feel free to contact me at (213) 974-6438.

RS

Rudy Silvas

From: Bill Cohen [biller222@aol.com]
Sent: Thursday, September 01, 2016 9:47 AM
To: Rudy Silvas
Subject: Re: Calabasas Peak Motorway Appeal Hearing

I am confirming that my client wants to withdraw as I stated.

Sent from my iPad

On Sep 1, 2016, at 8:05 AM, Rudy Silvas <rsilvas@planning.lacounty.gov> wrote:

Bill, please confirm that your clients are asking to officially withdraw the appeal and I will officially submit the request to the Planning Commission.

Rudy

From: Rudy Silvas
Sent: Thursday, September 01, 2016 7:04 AM
To: 'biller222@aol.com'
Cc: fred@noralighting.com; Mitch Glaser
Subject: RE: Calabasas Peak Motorway Appeal Hearing

Thank you for this information Bill. Let me communicate it to my supervisors and respond to you shortly.

Rudy

From: biller222@aol.com [<mailto:biller222@aol.com>]
Sent: Wednesday, August 31, 2016 4:00 PM
To: Rudy Silvas
Cc: fred@noralighting.com; biller222@aol.com
Subject: Re: Calabasas Peak Motorway Appeal Hearing

Hello Rudy,

I had a meeting with the owners of the property and they decided to put the property up for sale and stop any further action on the entitlements.

What paperwork do you need for them to sign.?

Please advise.

Bill

Bill Cohen
President
Construction Advisory Services, LLC
310-259-5345, biller222@aol.com

-----Original Message-----

From: Rudy Silvas <rsilvas@planning.lacounty.gov>
To: 'biller222@aol.com' <biller222@aol.com>

CORRESPONDENCE RECEIVED
FROM
COMMUNITY MEMBERS

Rudy Silvas

From: Roger Pugliese [emimoon@gmail.com]
Sent: Thursday, September 01, 2016 9:16 AM
To: Rudy Silvas
Cc: Kim Lamorie; Dan Larson; Herb Petermann; Ken Mazur; law@fomalont.com; Robin Fomalont; Toby Keeler; Julie Rosendo; Bill Carrier; raby n blake; Andrea Crawford
Subject: Here is TASC's Letter
Attachments: TOPANGA ASSOCIATION FOR A SCENIC COMMUNITY.docx

Rudy

Here is our letter of support for the Hearing officers actions on the Calabassas Peak Motorway spec home's development.

We will be at the hearing on Wednesday Sept 7th.

Thank you Rudy

Roger Pugliese

TASC Chair

**TOPANGA ASSOCIATION FOR A SCENIC COMMUNITY
PO BOX 352, TOPANGA CA 90290**

DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

RE: PROJECT # R2008-00115 TO 00116
& R2008-00257 TO 00258

COMMISSIONERS

The Topanga Association for a Scenic Community (TASC) with over 400 resident members stand in total support of the action taken by the Regional Planning's Hearing officer in regards to the Conditional Use Permits 20080012, 20080013, 20100024 and 20100025.

Some additional points that need to be mentioned.

The four homes were slated to be built on the Topographic crest of the Santa Monica Mountains in the North Area Plan. The developer was asking for a variance from ridgeline development. It should be noted that building these homes off the ridgeline would result in even greater destruction of habitat.

The developer never completed nor submitted an EIR for this massive project. The Draft EIR Is now outdated.

This project has been dormant ever since the scoping meeting held at the Topanga Community House on August 31 2011 5 years ago.

In your report of the findings for denial on page 2 item #7 – Existing land uses Surrounding Properties. It erroneously states there are one single Family residence North and one Single Family Residence East. This is the same house. Only one house is there and it was built before the ridgeline ordinance was enacted.

Our organization thanks you for your time in the review of this project

Sincerely

Roger Pugliese
Chair
Topanga Association for a Scenic Community

Rudy Silvas

From: Toby [toby@finecut.com]
Sent: Wednesday, August 31, 2016 5:34 PM
To: Rudy Silvas
Cc: Roger Pugliese
Subject: Calabasas Peak Motorway projects
Attachments: Motorway denial letter.pdf

Hello Mr. Silvas-

Please accept the attached letter requesting denial of Project Nos. R2008-00115 / Project No. R2008-00116 / Project No. R2008-00257/ Project No. R2008-00258 / Calabasas Peak

Respectfully submitted,

Toby & Deloris Keeler
23333 Valdez Road,
Topanga, CA 90290
818.591.8500

Toby & Deloris Keeler

23333 Valdez Road, Topanga, CA 90290 818.591.8500 toby@linecut.com

August 31, 2016

Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Project Nos. R2008-00115 / R2008-00116 / R2008-00257 / R2008-00258

Dear Planning Commissioners;

We are the Keelers. We have lived just north of, and below the summit for over thirty years. But this is more than just a *summit*, this is the topographic crest of the Santa Monica Mountains. Nothing higher in the entire range. We, and many others, think that permitting the building of four mega-mansions on this singular location is simply wrong, and would set a dangerous precedent. If built, exterior lighting would be a huge concern, drawing attention to the summit from many miles away, as there is nothing higher.

If you care about our mountains, and how they are developed, in this case we respectfully request that you deny these projects.

Respectfully submitted,

Toby & Deloris Keeler

23333 Valdez Road,
Topanga, CA 90290
818.591.8500

